

# \$325,000 - 913 Pincherry Place E, Katepwa Beach

MLS® #SK017739

**\$325,000**

2 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.36 Acres

Katepwa Lake, Katepwa Beach,  
Saskatchewan

Your dream lake life awaits for ONLY \$325,000!! (Garage build also available) BRAND NEW Year-Round Getaway at Katepwa Lake! Welcome to Pincherry Place in Berry Hills Estates, where breathtaking lake views and modern comfort come together in this brand-new 960 sq. ft. bungalow. Sitting on 10 secure screw piles, this home offers complete peace of mind with a new 2000gal septic tank and 220' well. The open-concept design features a spacious great room with tall ceilings and large windows, flooding the space with natural light and stunning views of Katepwa Lake. The stylish kitchen boasts soft-close cabinetry, brand-new stainless steel appliances, and an eat-up island, perfect for entertaining. A pine ceiling with plenty of pot lighting adds a cozy, cottage feel. This home includes two large bedrooms, with the primary suite featuring a private ensuite with tile walk-in shower and built-in wardrobe. Additional highlights include a 200-amp panel, skirting, beautiful siding, and a large deck, while a forced-air natural gas furnace, water heater, and A/C ensure year-round comfort. Plus, hi-speed internet lets you work from home with ease or unwind with your favourite Netflix series. The property backs onto a municipal reserve with a wooded ravine area, ideal for a fire pit area, kids' play structure, or private retreat. Located just five minutes from Katepwa Beach Provincial Park, boat launch, and local dining, and within 15 minutes of



three stunning golf courses, this home is perfect for outdoor lovers. Down the street is a park, outdoor rink, and many other amenities. Less than an hour from Regina, Berry Hills Estates provides the perfect mix of relaxation, convenience, and community. With dedicated developers maintaining the subdivision, this is your chance to own a BRAND NEW stunning lake retreat. Don't waitâ€”YOUR LAKE LIFE AWAITS! Contact your real estate professional today! \*\*Developer is open to coordinating a garage build\*\* (Some virtually staged photos) (id:6289)

Built in 2024

**Essential Information**

Listing #	SK017739
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Square Footage	960
Acres	0.36
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	913 Pincherry Place E
Subdivision	Katepwa Lake
City	Katepwa Beach
Province	Saskatchewan
Postal Code	S0G1S0

**Amenities**

Features	Treed, Irregular lot size
Parking	Gravel, None, Parking Space(s)

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Stove
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

## Listing Details

Listing Office eXp Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:01pm MDT